



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SE-22-C **AGENDA ITEM #:** 24
 POSTPONEMENT(S): 5/12/2022 **AGENDA DATE:** 6/9/2022
 ▶ **SUBDIVISION:** THE WOODS AT PARKDALE
 ▶ **APPLICANT/DEVELOPER:** STEVEN GEORGE, DAWN & JAMIE MEADOWS
 OWNER(S): Steven George, Dawn & Jamie Meadows

TAX IDENTIFICATION: 58 I G 00901 & 10 [View map on KGIS](#)
 JURISDICTION: City Council District 4
 STREET ADDRESS: 5800 & 0 Parkdale Rd.
 ▶ **LOCATION:** East side of Parkdale Rd, east of Pellieux Dr
 SECTOR PLAN: North City
 GROWTH POLICY PLAN: N/A
 WATERSHED: First Creek
 ▶ **APPROXIMATE ACREAGE:** 10.3 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)
 ▶ **EXISTING LAND USE:** Rural residential
 ▶ **PROPOSED USE:** Detached residential subdivision
 SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)
 South: Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)
 East: Single family residential -- EN (Established Neighborhood) and HP (Hillside Protection Overlay)
 West: Single family residential -- Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 20
 SURVEYOR/ENGINEER: Mark Tucker / Robert G. Campbell & Associates
 ACCESSIBILITY: Access is via Parkdale Road, a major collector street with 21ft of pavement width within 40ft of right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the minimum intersection spacing from 300' to 240' between the intersections of Road 'A' and Woodberry Drive.

STAFF RECOMMENDATION:
 ▶ Approve the requested variance based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.

Approve the concept plan subject to 10 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Certifying that the required sight distance along Parkdale Road is available, with documentation provided to the Knoxville Department of Engineering during the design plan phase.
4. Obtaining all necessary off-site drainage easements and providing the required access to the stormwater facilities, per the Knoxville Department of Engineering requirements.
5. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and providing each lot with a land disturbance allocation on the Final Plat.
6. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, and drainage facilities.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

COMMENTS:

This proposal is for a 20-lot residential subdivision on this 10.31-acre tract at a density of 1.94 du/ac. The development includes approximately 2.53 acres of common area east of the TVA powerline easement where the steepest slopes are located. The property is zoned RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) district. The RN-2 zone requires a minimum lot size of 10,000 sqft and the proposed lot sizes range from 10,000 to 29,600 sqft.

The entire 10.31-acre property is within the HP (Hillside Protection Overlay) zone, except for .06 acres on the north portion of the property. The maximum disturbance allowed is 6.9 acres, and this is for the grading required to install the infrastructure and the house lots, and post-construction once the properties are sold. The preliminary grading plan (Sheet 4) shows the proposed limits of disturbance, which is approximately 5.4-acres. This calculation does not include the disturbance required for the detention pond and swales required to direct stormwater to the pond. On the final plat, the amount of disturbance allocated to each lot must be provided. This is necessary to ensure the entire development complies with the HP overlay standards over time.

Staff is recommending approval of the requested intersection spacing variance because the reduced intersection spacing is an existing condition that the applicant is matching. Road 'A' aligns with Pilleaux Drive to create a four-leg intersection, which is the preferred alignment for the new road. Because of this, Road 'A' to be less than 300' from Woodberry Drive. There is sufficient distance between the two intersections to allow left turn movements from both streets without creating a conflict.

ESTIMATED TRAFFIC IMPACT: 237 (average daily vehicle trips)

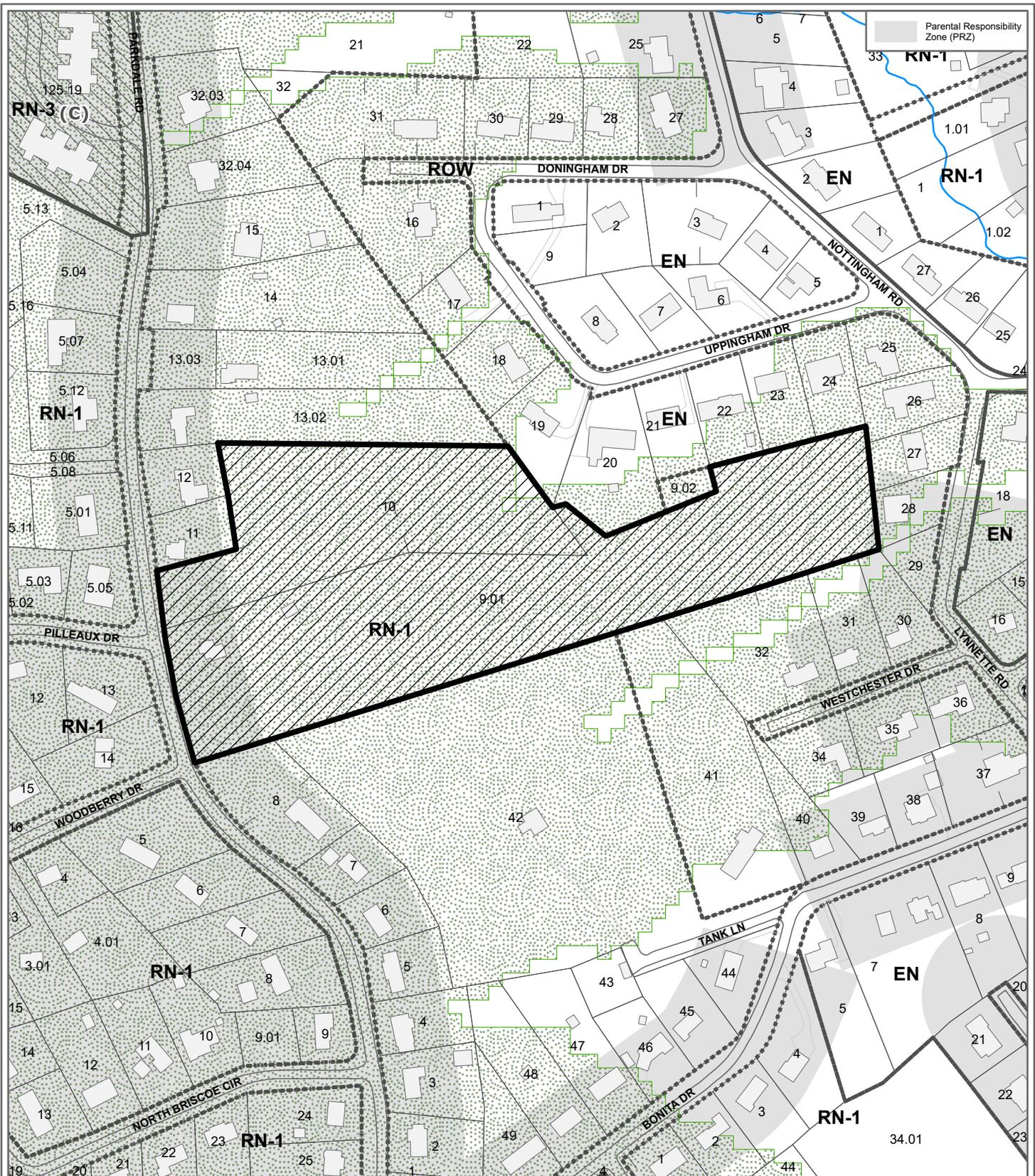
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



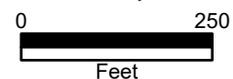
**5-SE-22-C
CONCEPT PLAN**

Petitioner: George, Dawn & Jamie
Meadows, Steven



Detached residential subdivision in RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)

Map No: 58
Jurisdiction: City

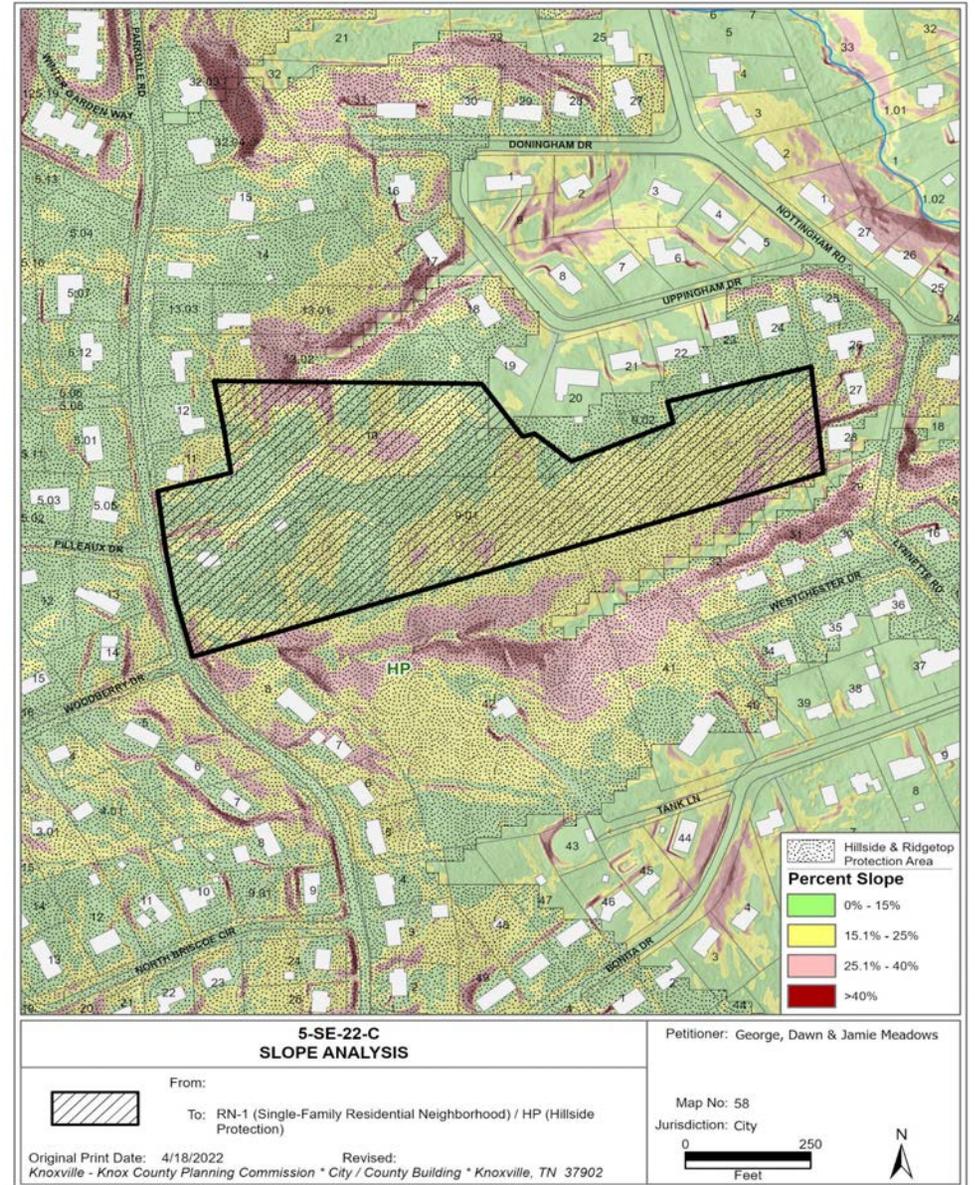


Original Print Date: 4/18/2022

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	10.31		
Non-Hillside	0.06	N/A	
0-15% Slope	4.05	100%	4.1
15-25% Slope	5.34	50%	2.7
25-40% Slope	0.81	20%	0.2
Greater than 40% Slope	0.04	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	10.25	Recommended disturbance budget within HP Area (acres)	6.9
		Percent of HP Area	67%





Request to Postpone • Table • Withdraw

Steven George, Dawn George, Jamie Meadows 4/29/2022
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

5/12/2022
Scheduled Meeting Date

5-SE-22-C
File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 6/9/2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *The refund check will be mailed to the original payee.

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Austin Johnson
Please Print

865-947-5996
Phone Number

Austin.Johnson@rgc-a.com
Email

STAFF ONLY

Staff Signature

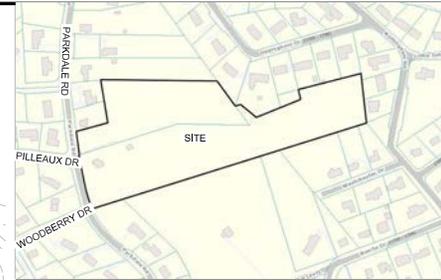
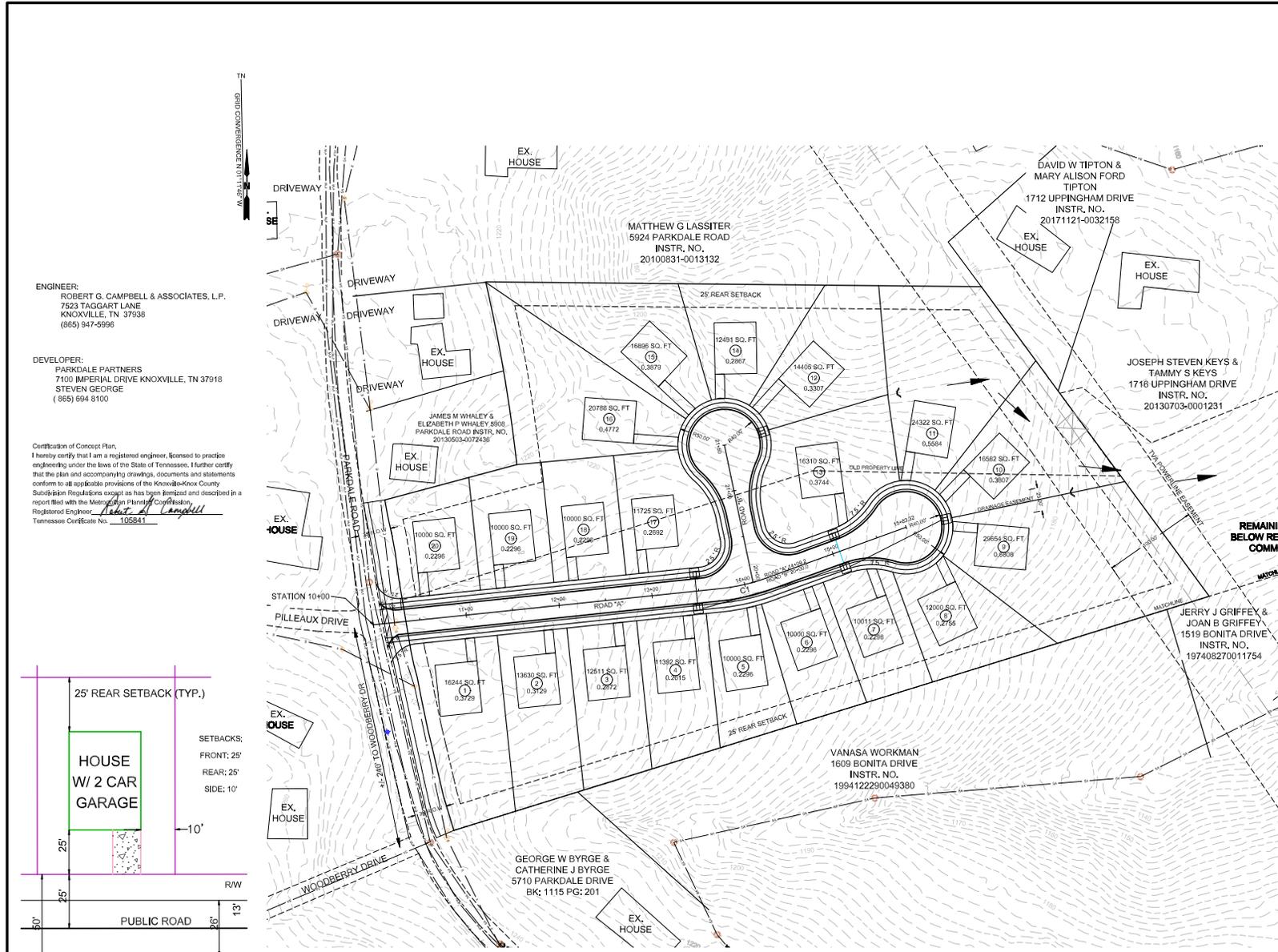
Michael Reynolds
Please Print

5/2/2022 SM No Fee
Date Paid

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



SITE MAP
N.T.S

LEGEND

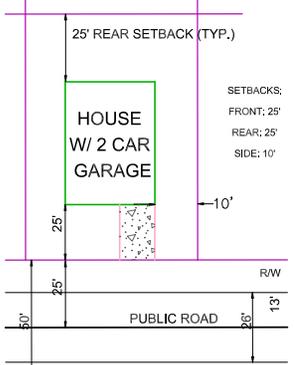
	EXISTING MANHOLE		EXISTING SEWER LINE
	LIGHT POLE		EXISTING WATER LINE
	PROPOSED CATCH BASIN		EXISTING WATER LINE
	PROPOSED HEADWALL		EXISTING WATER LINE
	POWER/TELEPHONE		EXISTING WATER LINE
	UTILITY POLE WITH LIGHT		EXISTING POWER LINE
	EXISTING FIRE HYDRANT		EXISTING GRADE
			PROPOSED GRADE

- NOTES:
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
 - PROPERTY IS IN HILLSIDE & RIDGE TOP PROTECTION AREA.
 - TOTAL AREA DISTURBED WITHIN HILLSIDE PROTECTION AREA: +/- 5.41 ACRES
 - CONCEPTUAL GRADING SHOWN HEREON WILL BE MODIFIED TO SHOW FINAL GRADING FOR CRAWLSPACES OR BASEMENTS FOR LOTS 4-12, 14-15, & 19-20.
 - POST-DEVELOPED REAR YARD DRAINAGE WILL BE CAPTURED IN A SWALE AND CONVEYED TO A POND. POST-DEVELOPED REAR YARDS WILL DRAIN TO EXISTING FLOW LINE TO THE NORTH OF CUL-DE-SAC B. THEN, ALL REMAINING POST-DEVELOPED SITE AREA WILL BE CONVEYED TO THE DETENTION POND (OVER SIZED) FOR ALL LOTS.
 - ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - SPEED LIMIT FOR DESIGN IS 25 MPH.
 - SIGHT DISTANCE WAS CHECKED IN THE FIELD AND APPEARS TO BE ADEQUATE. SOME CLEARING ON PROPERTY OWNED BY THE APPLICANT MAY NEED TO OCCUR & SIGHT DISTANCE EASEMENT PLATTED.
 - EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
 - EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - WATER PROVIDERS: KUB
 - SEWER PROVIDERS: KUB
 - EXISTING UTILITIES AROUND PROPERTY NOT SURVEY LOCATED.

TOTAL AREA: +/- 10.31 ACRES
 NUMBER OF LOTS: 20
 CLT MAP: 58
 PARCELS: 9,01 & 10
 DEED REFERENCE: 202202170064008
 ZONING: RN-1
 PLANNING FILE NUMBER: 5-SE-22-C



5-SE-22-C
 Revised: 5/31/2022



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE	PC	PI	PT
C1	200.00'	48.89'	48.76'	N 77°02'38" E	14°00'18"	24.57'	28°38'52"	13+74.63	13+92.20	14+23.53

NO.	DATE	DESCRIPTION	BY	CHKD.

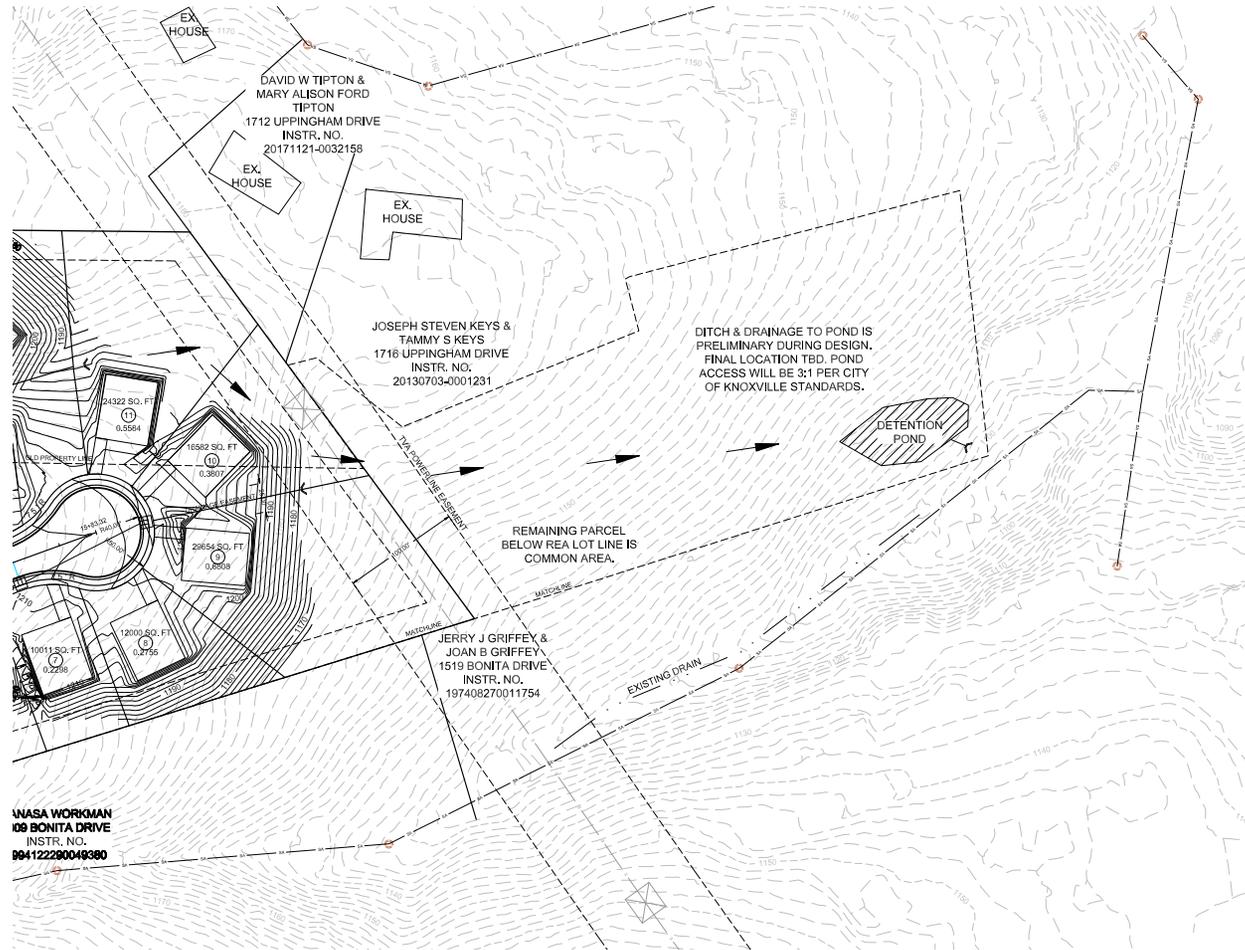
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

CONCEPT PLAN OF:
 THE WOODS AT PARKDALE

5800 PARKDALE ROAD

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1
DRAWN BY AJJ	DATE 5/31/2022	FILE NO. 22079	OF 4 SHEETS

GSD CONVERGENCE IN 1750 FT IS 0.17 IN



	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	CONCEPT PLAN OF: THE WOODS AT PARKDALE	5800 PARKDALE ROAD	DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 2	
NO.	DATE	DESCRIPTION	BY	CKD.	DRAWN BY AJJ	DATE 5/31/2022	FILE NO. 22779	OF 4 SHEETS

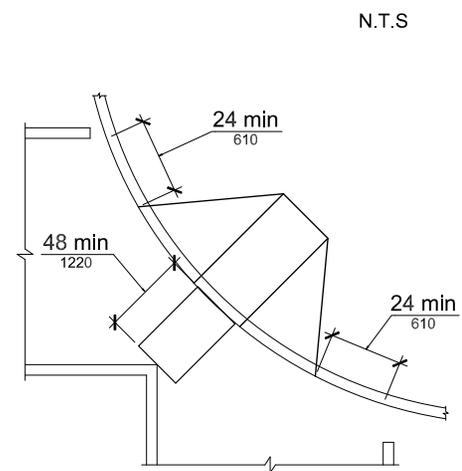
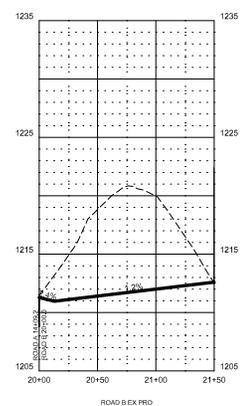
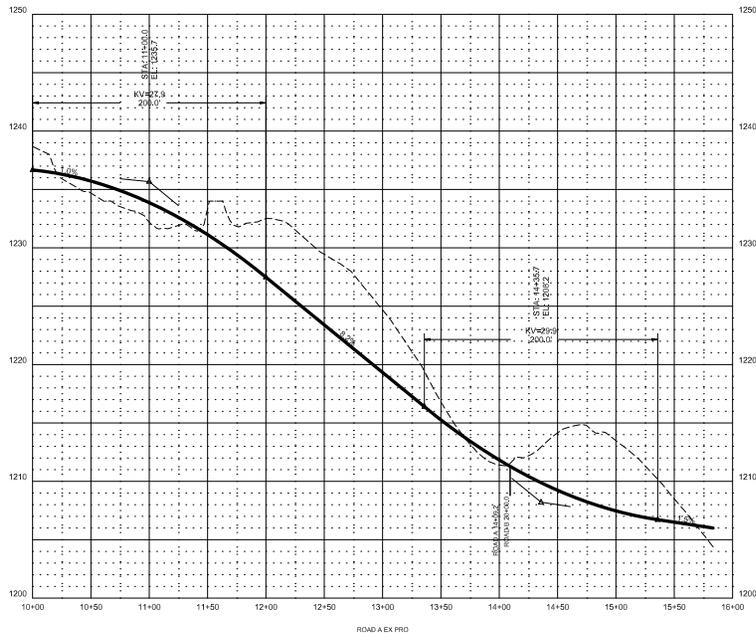


Figure 406.6
Diagonal or Corner Type Curb Ramps

DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES MINIMUM OUTSIDE ACTIVE TRAFFIC LINES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE 48 INCHES MINIMUM CLEAR SPACE WITHIN THE MARKINGS. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

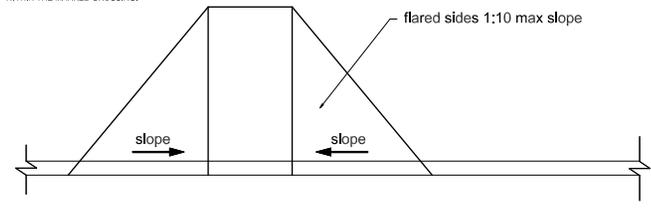
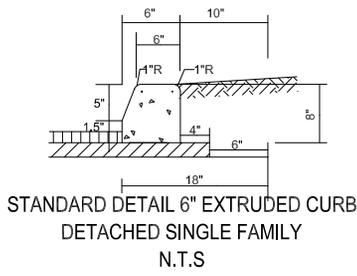
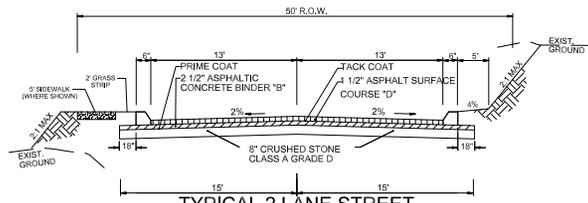


Figure 406.3
Sides of Curb Ramps



STANDARD DETAIL 6" EXTRUDED CURB
DETACHED SINGLE FAMILY
N.T.S



TYPICAL 2 LANE STREET
PUBLIC ROADS
N.T.S

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

N.T.S



NO.		DATE		DESCRIPTION		BY		CHKD.					
REVISIONS													
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				CONCEPT PLAN OF: THE WOODS AT PARKDALE				5800 PARKDALE ROAD		DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50' H 1"=50' V	SHEET NO. 3
								DRAWN BY AJJ		DATE 5/31/2022	FILE NO. 22079	OF 4 SHEETS	

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

The Woods at Parkdale - proposed name
Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel 18
Total Number of Lots Created

Other (specify) Detached residential subdivision

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

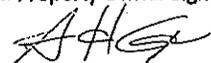
- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
0108 \$1,040.00	\$1,040.00
Fee 2	
Fee 3	

AUTHORIZATION

Owners are also applicants ^{See} below 3-28-22
Applicant Signature Please Print Date

Steven George - 865-694-8100 office 865-740-4217 cell
Phone Number Email

 Jenie C. Madans 03.28.22
Property Owner Signature Please Print Date
 Steven H. George 3/28/2022
 Dawn C. George 3/28/2022